



Freshfield Road,
Freshfield, L37 7BG

OFFERS OVER
£725,000

SM
STEPHANIE MACNAB
ESTATE AGENT

Step into the elegance of this VICTORIAN DOUBLE-FRONTED DETACHED RESIDENCE, tucked away in one of Formby's most desirable leafy settings, just a short stroll from the village. With its timeless façade and storybook charm, this is a home that captures the essence of a CHOCOLATE BOX VILLA, blending period character with modern refinements.

Inside, the welcoming ENTRANCE HALL with OAK PARQUET FLOORING sets the scene for a home of style and comfort. The ELEGANT LOUNGE and FORMAL DINING ROOM provide refined yet relaxed spaces for family life and entertaining. At the heart of the property, the KITCHEN & BREAKFAST ROOM flows into a light-filled CONSERVATORY, creating a perfect hub for everyday living. Practical touches include a UTILITY ROOM and a DOWNSTAIRS WC.

The first floor provides four comfortable bedrooms, together with a family BATHROOM and a separate SHOWER ROOM. The EXTENDED MAIN BEDROOM offers an especially generous retreat, ideal for winding down at the end of the day.

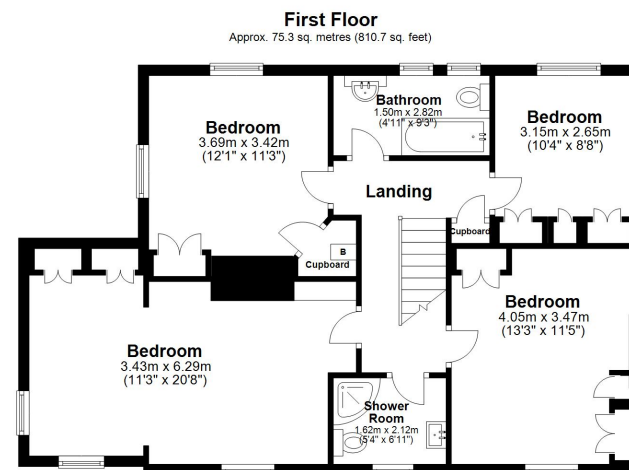
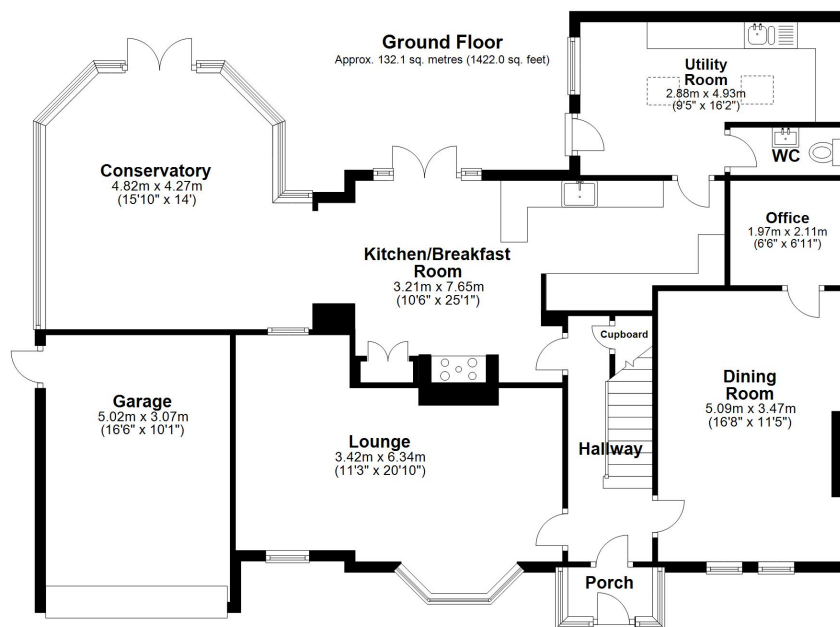
Outside, the gardens are a delight – mature, private, and well-stocked with seasonal colour. A WEST-FACING REAR GARDEN provides the perfect spot to enjoy long summer evenings, while to the front there is ample OFF-ROAD PARKING and a GARAGE. Adding further appeal is a GARDEN CABIN, a versatile space that could serve as a home office, studio, gym, or simply a quiet retreat.

Cherished by the same family for over 25 years, this much-loved home now awaits its next chapter – a rare opportunity to acquire a beautiful Victorian residence in a sought-after location.









Total area: approx. 207.4 sq. metres (2232.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			72
England, Scotland & Wales		EU Directive 2002/91/EC	